

CITY ANALYSIS											COUNTY ANALYSIS			
Tax Year	Total property tax collections includes Anderon County Target	Debt Service on \$2,500,000 @ 4.5% interest rate	Repayment of \$8,000,000 Tranfer from Economic Diversification	Total property tax funds available after repayment of debt	General Fund Sales tax from Summit	Total Amount Available for Operations and/or Debt Service	Total collections for Debt Service	Oak Ridge Schools Operations from Anderson County	Total net gain to City and City Schools	ROI	County Property Tax Gain	Anderson County Schools	Clinton City Schools from Anderson County	Ttal Other Entities
2,010	662,480	232,785	429,696	0	675,000	675,000	194,996	202,505	1,072,500	10.21%	0	519,750	57,750	577,500
2,011	682,355	232,785	449,570	0	681,750	681,750	196,945	204,530	1,083,225	10.32%	0	524,948	58,328	583,275
2,012	702,825	232,785	470,041	0	688,568	688,568	198,915	206,575	1,094,057	10.42%	0	530,197	58,911	589,108
2,013	723,910	232,785	491,126	0	695,453	695,453	200,904	208,641	1,104,998	10.52%	0	535,499	59,500	594,999
2,014	745,628	232,785	512,843	0	702,408	702,408	202,913	210,727	1,116,048	10.63%	0	540,854	60,095	600,949
2,015	767,996	232,785	535,212	0	709,432	709,432	204,942	212,834	1,127,208	10.74%	0	546,262	60,696	606,958
2,016	791,036	232,785	558,252	0	716,526	716,526	206,992	214,963	1,138,480	10.84%	0	551,725	61,303	613,028
2,017	814,767	232,785	581,983	0	723,691	723,691	209,062	217,112	1,149,865	10.95%	0	557,242	61,916	619,158
2,018	839,210	232,785	606,426	0	730,928	730,928	211,152	219,283	1,161,364	11.06%	0	562,815	62,535	625,350
2,019	864,387	232,785	631,602	0	738,238	738,238	213,264	221,476	1,172,977	11.17%	0	568,443	63,160	631,603
2,020	890,318	232,785	657,534	0	745,620	745,620	215,396	223,691	1,184,707	11.28%	0	574,127	63,792	637,919
2,021	917,028	232,785	684,243	0	753,076	753,076	217,550	225,928	1,196,554	11.40%	0	579,869	64,430	644,298
2,022	944,539	232,785	711,754	0	760,607	760,607	219,726	228,187	1,208,520	11.51%	0	585,667	65,074	650,741
2,023	972,875	232,785	679,718	60,372	768,213	828,585	221,923	230,469	1,280,977	12.20%	0	591,524	65,725	657,249
2,024	1,002,061	232,785	0	769,277	775,895	1,545,172	224,142	232,774	2,002,088	19.07%	0	597,439	66,382	663,821
	\$12,321,416	\$3,491,768	\$8,000,000	\$829,649	\$10,865,404	\$11,695,053	\$3,138,822	\$3,259,694	\$18,093,569	11.49%	\$0	\$8,366,361	\$929,596	\$9,295,957

				15 year	20 year
input amount Borrowed		2,500,000	debt service	232,785	192,190
Total Investment		10,500,000			
				General	
			Debt Service	Fund Sales	Total City sales
input sales		60,000,000	sales tax	tax	tax
			150,000	675,000	825,000
				104,833	
				574,648	

Future property taxes are estimated to grow by 3 percent annually which is approximately 50% of the prior 15 years growth rate
Future sales tax is modeled to grow at 1 percent annually

BEST CASE ANALYSIS

CITY ANALYSIS											COUNTY ANALYSIS					
year	Summit debt service @ 5%	Lease payments + City taxes on Target	General Fund Sales tax from Summit	Total Available for Debt Service	Amount Available for Operations	High School debt service sales tax from summit	Cirt Schools to Debt Service	Total for Debt Service	net gain	ROI	City Schools Operations from Anderson County	ROI with schools	County Property Taxes	Anderson County Schools	Clinton City Schools from Anderson County	Ttal Other Entities
1	842,547	574,648	1,350,000	1,924,648	1,082,101	300,000	89,991	389,991	1,472,092	14.02%	405,009	17.88%	104,833	1,039,500	115,500	1,259,833
2	842,547	580,394	1,363,500	1,943,894	1,101,347	303,000	90,891	393,891	1,495,238	14.24%	409,059	18.14%	105,881	1,049,895	116,655	1,272,431
3	842,547	586,198	1,377,135	1,963,333	1,120,786	306,030	91,800	397,830	1,518,616	14.46%	413,150	18.40%	106,940	1,060,394	117,822	1,285,155
4	842,547	592,060	1,390,906	1,982,967	1,140,419	309,090	92,718	401,808	1,542,228	14.69%	417,281	18.66%	108,009	1,070,998	119,000	1,298,007
5	842,547	597,981	1,404,815	2,002,796	1,160,249	312,181	93,645	405,826	1,566,075	14.92%	421,454	18.93%	109,089	1,081,708	120,190	1,310,987
6	842,547	603,961	1,418,864	2,022,824	1,180,277	315,303	94,581	409,884	1,590,162	15.14%	425,669	19.20%	110,180	1,092,525	121,392	1,324,097
7	842,547	610,000	1,433,052	2,043,053	1,200,505	318,456	95,527	413,983	1,614,489	15.38%	429,925	19.47%	111,282	1,103,450	122,606	1,337,338
8	842,547	616,100	1,447,383	2,063,483	1,220,936	321,641	96,483	418,123	1,639,059	15.61%	434,224	19.75%	112,395	1,114,485	123,832	1,350,711
9	842,547	622,261	1,461,857	2,084,118	1,241,571	324,857	97,447	422,304	1,663,875	15.85%	438,567	20.02%	113,519	1,125,630	125,070	1,364,218
10	842,547	628,484	1,476,475	2,104,959	1,262,412	328,106	98,422	426,527	1,688,939	16.09%	442,952	20.30%	114,654	1,136,886	126,321	1,377,860
11	842,547	634,769	1,491,240	2,126,009	1,283,461	331,387	99,406	430,793	1,714,254	16.33%	447,382	20.59%	115,800	1,148,255	127,584	1,391,639
12	842,547	641,116	1,506,152	2,147,269	1,304,722	334,701	100,400	435,101	1,739,822	16.57%	451,856	20.87%	116,958	1,159,737	128,860	1,405,555
13	842,547	647,528	1,521,214	2,168,741	1,326,194	338,048	101,404	439,452	1,765,646	16.82%	456,374	21.16%	118,128	1,171,335	130,148	1,419,611
14	842,547	654,003	1,536,426	2,190,429	1,347,882	341,428	102,418	443,846	1,791,728	17.06%	460,938	21.45%	119,309	1,183,048	131,450	1,433,807
15	842,547	660,543	1,551,790	2,212,333	1,369,786	344,842	103,442	448,285	1,818,071	17.31%	465,547	21.75%	120,502	1,194,878	132,764	1,448,145
16	842,547	667,148	1,567,308	2,234,456	1,391,909	348,291	104,477	452,767	1,844,677	17.57%	470,203	22.05%	121,707	1,206,827	134,092	1,462,626
17	842,547	673,820	1,582,981	2,256,801	1,414,254	351,774	105,522	457,295	1,871,549	17.82%	474,905	22.35%	122,924	1,218,896	135,433	1,477,253
18	842,547	680,558	1,598,811	2,279,369	1,436,822	355,291	106,577	461,868	1,898,690	18.08%	479,654	22.65%	124,154	1,231,084	136,787	1,492,025
19	842,547	687,364	1,614,799	2,302,163	1,459,616	358,844	107,643	466,487	1,926,102	18.34%	484,450	22.96%	125,395	1,243,395	138,155	1,506,945
20	842,547	694,237	1,630,947	2,325,184	1,482,637	362,433	108,719	471,152	1,953,789	18.61%	489,295	23.27%	126,649	1,255,829	139,537	1,522,015
	\$16,850,943	\$12,653,174	\$29,725,655	\$42,378,830	\$25,527,887	\$6,605,701	\$1,981,512	\$8,587,213	\$34,115,100	16.25%	\$8,917,895	20.49%	\$2,308,308	\$22,888,755	\$2,543,195	\$27,740,257

				15 year	20 year
input cash outlay		10,500,000	debt service	1,011,594	842,547
				high school sales tax	General Fund Sales tax
input sales	120,000,000		300,000	1,350,000	1,650,000
			County Taxes		104,833
			City Lease & Taxes		574,648

PROPERTY TAX APPRAISAL

	sq feet	acres	improve	land	Total	Assesment	City tax	County Tax
Anchor A	178,500	19	\$ 5,473,600	\$ 3,498,100	\$ 8,971,700	\$ 3,588,680	\$ 115,003	\$ 104,833
Shopping Center	222,200	33.2	\$ 9,584,938	\$ 7,148,634	\$ 16,733,573	\$ 6,693,429	\$ 214,498	\$ 195,528
Outparcels								
A		1.3	\$ 325,000	\$ 325,000	\$ 325,000	\$ 130,000	\$ 4,166	\$ 3,798
B		1.4	\$ 350,000	\$ 350,000	\$ 350,000	\$ 140,000	\$ 4,486	\$ 4,090
C		1.4	\$ 350,000	\$ 350,000	\$ 350,000	\$ 140,000	\$ 4,486	\$ 4,090
D		1.5	\$ 375,000	\$ 375,000	\$ 375,000	\$ 150,000	\$ 4,807	\$ 4,382
E		1	\$ 250,000	\$ 250,000	\$ 250,000	\$ 100,000	\$ 3,205	\$ 2,921
F		1.5	\$ 375,000	\$ 375,000	\$ 375,000	\$ 150,000	\$ 4,807	\$ 4,382
	<u>400,700</u>	<u>60</u>	<u>\$ 15,058,538</u>	<u>\$ 12,671,734</u>	<u>\$ 27,730,273</u>	<u>\$ 11,092,109</u>	<u>\$ 355,458</u>	<u>\$ 324,023</u>

City Lease and Anchor A City Taxes	\$ 574,648	
County Tax	<u>\$ 104,833</u>	
	\$ 679,480	\$ 679,480

Estimated Construction Cost \$65,000,000

Difference between Construction cost and tax Appraisal \$37,269,727